



MEETING AGENDA
COMMERCIAL BOARD OF ADJUSTMENT

Wednesday, November 20, 2024

Public Hearing 10:00 a.m.

In Person

City Council Chamber
2nd Floor, 200 Texas Street /Fort Worth, Texas 76102

VIDEOCONFERENCE:

<https://fortworthtexas.webex.com/weblink/register/r257c74865ce73d319cfcf79cd71f1746>

Meeting/ Access Code: 2556 440 6737 (Registration Required)

Teleconference: (817) 392-1111 or 1-469-210-7159

Viewing Only

Television: Charter 190; One Source 7; Verizon 5; AT&T Uverse 99
City of Fort Worth Website Homepage: <http://fortworthtexas.gov/fwtv>

**For more information on attending or speaking at this meeting either through
Videoconference or Teleconference, please visit the City's website:**

<http://fortworthtexas.gov/boards/>

To view this meeting's docket, visit: <https://www.fortworthtexas.gov/calendar/boards-commission>

The location identified on this agenda is the location at which the presiding officer will be physically present and presiding over the meeting. Members of the Commercial Board of Adjustment may be attending remotely in compliance with the Texas Open Meetings Act.

****Any member of the public who wishes to address the Board using videoconference or teleconference regarding an item on the listed agenda must sign up to speak no later than 5:00PM on November 18, 2024. To sign up, either register through WebEx per the directions on the City's website above or contact Karen Moreno at Karen.Moreno@fortworthtexas.gov or 817-392-8026. Please note the City of Fort Worth is using a third party vendor to assist with City meetings. If there are service interruptions, including call-in number changes, we will provide alternative call-in numbers on our website whenever possible.**

BOARD MEMBERS:

Josh Lindsay	_____	Jarrett Wilson	_____
Tony Perez	_____	Darin Hoppe	_____
Deborah Freed, Chair	_____	Kay Duffy	_____
Bob Riley, Vice-Chair	_____	Andrea Payne Shields	_____
James Hook	_____	Virginia Murillo	_____
Kelicia Stevenson	_____		

I. PUBLIC HEARING

A. Election of Chair and Vice-Chair

B. Approval of Minutes of the October 16, 2024 Hearing _____

C. ANY CASES NOT HEARD WILL BE MOVED TO DECEMBER 18, 2024

D. New Commercial Cases

1. BAC-24-031 Address: 2201 - 2211 (odds) 8th Avenue
Owner: Rainbow Insurance Agency Inc by Raymond Arriaga
Zoning: "E" Neighborhood Commercial District

a. Variance: Permit fewer parking spaces for a multi-tenant building than required.

Minimum number of parking spaces: 58 spaces
Requested number of parking spaces: 31 spaces

2. BAC-24-032 Address: 1600 Circle Park Boulevard
Owner: Northside Inter-Community Agency Inc
Zoning: "CF" Community Facilities

a. Variance: Permit an existing dumpster screening fence in a projected front yard where none are allowed.

3. BAC-24-033 Address: 2700 Airport Freeway & 2705 - 2751 Rouse Street
Owner: Resource Recovery Center by Cadre Architecture
Zoning: "ER" Neighborhood Commercial Restricted and "E" Neighborhood Commercial Districts

a. Special Exception: Allow construction of a new single tenant building of 9,441 square feet where 5,000 square feet is the maximum tenant area allowed.

b. Variance: Allow fewer parking spaces for a new office building than required.

Required number of parking spaces: 46 parking spaces
Requested number of parking spaces: 33 parking spaces

4. BAC-24-034 Address: 1000 block of Eagle Parkway
Owner: Northwest ISD by Perkins&Wills
Zoning: "E" Neighborhood Commercial District

- a. **Variance:** Allow the eastern football stands to be taller than allowed.

Maximum height allowed: 37 feet

Requested height: 40 feet

- b. **Variance:** Allow stadium lights to be taller than allowed.

Maximum height allowed: 67 feet

Requested height: 120 feet

III. ADJOURNMENT:

ASSISTANCE AT THE PUBLIC MEETINGS:

Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. Even if the City does not receive notification at least 48 hours prior to the meeting, the City will still make a reasonable attempt to provide the necessary accommodations.

El Edificio Municipal de la Ciudad de Fort Worth, o City Hall, tiene acceso para silla de ruedas. Se solicita a las personas que planean asistir a esta reunión y que necesitan ayudas auxiliares o servicios de intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552; o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión para que se puedan hacer los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar los servicios auxiliares necesarios.

Executive Session:

A closed Executive Session may be held with respect to any posted agenda item to enable the Board of Adjustment to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time Friday, November 15, 2024 at 10:15 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

